

And Right There Is Where I Made My Big Mistake.

HERE'S A YELLOW SALLY NO. 12 THAT I TIED MYSELF. I HAD PRETTY FAIR SUCCESS WITH THIS FLY AND THE COACHMAN LAST SUMMER.

SHE'S A BIRD, BILL! NEVER SAW A PAINTER'S LITTLE FLY.

I TIED A HALF DOZEN GRANNOMS THIS WINTER. HOW'S THIS LOOK TO YOU, BILL?

HOW DO YOU LIKE THE LITTLE YELLOW ONE?

YOU TALK ABOUT FISH BAIT - SAY, LEMME
SHOW YA SOMETHIN' GOOD! HERE'S A
WOODEN MINNIE WITH THREE TREBLE
HOOKS! WHEN OLD GEORGE BASS TAKES
HOLD OF THIS BABY HE'S A GONER!
NOT A CHANCE ON EARTH!

HE HADN'T A CHANCE OF —

LONG BEACH SALE
TOTALS \$2,066,040

Should Add 5,000 to Population of Resort in Year, Says Senator Reynolds.

"Seeing is believing," said an old time real estate man as he left Joseph P. Day's big auction tent at the conclusion of the Long Beach lot sale, "and those who sat through that sale with me today cannot help but believe the evidence of their eyes that the long heralded lot market is with us and has been with us from the very start."

The evidence referred to by the old timer was the fact that Mr. Day had set out to dispose of 1,081 lots and had wound up by selling 2,068 lots before the auctioneer had even started. The total price received for the property was \$2,665,460, or an average of \$2,465 per lot. The auctioneer, on the day of the sale—Saturday and Memorial Day—did the bidding lag or the day after. The auctioneer, brokers, builders and professional operators were there both to buy and to sell.

At the opening of the sale Mr. Day said that 90 per cent. of the lots would be sold without the restrictions which govern improvements in the neighborhood. The other 10 per cent. would be set back from the front of the lots. The other 3 per cent., he said, would be sold with modified restrictions in order to protect the owners of adjoining property.

Myrtle Circle in the fall.

Harry B. Cutner leased in the Penn
minal Building, west side of Seventh
avenue from Thirtieth to Thirty-first
streets, the northerly store and base-
ment containing 20,000 square feet for
Blackton Realty Co., E. R. Levy
president, to the firm of Joseph Ull-
rich.

The range of prices for single lots was
from \$400 to \$6,500, the latter price being
obtained for a single lot on Park street,
opposite the Long Island Railroad sta-
tion.

Among the heavy buyers were Isaac
Parishelsky and Isaac Zeret, the biggest
buyers.

Lewis H. May Company sold
Rudolph Bruer plot 240x100, on the
side of Beach Thirty-second street
joining Edgemere avenue, at Edge-
ly, L. I., to I. Schenhouse, who will
live with twenty-four dwellings.

Champ & Dasey have sold at Ma-
son's-Sound, L. I., the William

Inc., exporters and importers of the leather calls for an aggregate total of \$400,000.

Address: Company leased the four-story dwelling, 25x108 at 27 West Street, fourth floor, at Elda Beans to Eugene B. Rogers.

Wrenn, Wheelock Company, Inc., with Tannenbaum, Strauss & Co., leased the Knapp residence on the boulevard Manhattan buyer for occupancy.

Roman-Cullman Company sold a plot at the northwest corner of East City and Harris avenue, Lower East Side, to the Queensboro Bridge, having dimensions of eighty-five feet by eighty feet.

The Young Men's Christian association the six story building at 545 Broadway through to 116 Mercer street, containing 40,000 square feet to Glina & Co., Inc., jobbers of hosiery and underwear, now at 25 Orchard street, for \$1,200,000, August 1, 1919.

Twenty-one years from February 1924, from \$3000 to \$2,500 each. Those in the bungalow section ran all the way from \$400 to \$1,500 each. Long Beach boulevard.

SUBURBAN TRANSACTIONS.

ish & Marvin sold for John H. Reynolds, president of Long Beach on the Ocean, the end of the sale made the following statement: "For sixteen years I have averaged \$2,000 a lot."

later, who after extensive alterations occupy the property. The same was sold for the estate of Harriet A. Maxwell, plot of ground on Woodland lane, Bronxville, to A. F. Barbauld, and rented for Lee W. Maxwell residence in Lawrence Park, furnished, for the summer to Charles W. Tenen.

W. Sullivan sold northeast corner South Broadway and Undercliffet, Yonkers, N. Y., a twelve room set, 87x125, for Albert Fauser to L. Luca. Eight stores will be built immediately on this site.

George Howe sold for Clarence C.ritt of Larchmont one of his houses Edgewood road, Larchmont. The chaser is John B. Clifford.

Mrs. Ethel Sheeler sold her dwelling 485 Van Cortlandt Park avenue.

means of bringing a population of 5,000 more people down to Long Beach within the next year. The march of prosperity is on for Long Beach."

REALTY NOTINGS.

IN THE AUCTION ROOM.
(14 Vesey street)

By Henry Brady.
msterdam av., \$120 to 2180, h. w. cor. h. st., 1900 (opp. 45th st. & 80th st.) 1 story main, and 2 story stores and theatre.
derick A. Clark vs. C. & R. Amusement
et al.; Ver. Plank of Br. Prince, attorneys;
taken offices at 516 Fifth avenue, where
they will continue to buy and sell prop-
erty.
Pease & Ellman negotiated the recent-
ly reported sale of the dwelling at
125 West Ninety-fourth street for W. S.

Howard Cohen, referee; due, \$53,840.40; Gross value, \$100,000.00; net, \$46,159.60. To the plaintiff for \$18,764.41. The new owner will alter and occupy.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

30 YEARS AGO

Most people in the Bronx lived in their own little houses on lots 25x100.

As the Bronx grew these properties became valuable for apartment houses or business purposes and the owners sold and had some money for their old age.

The same thing can be done to-day.

The Bronx is growing faster than ever.

ABSOLUTE AND UNPROTECTED

AUCTION SALE

For Whatever They Will Bring

15 One Family New, Private Brick Dwellings

On Holland Avenue, two blocks from Allerton Avenue Subway

Station of the White Plains Line
THURSDAY, JUNE 9, 1921
 at the Real Estate Exchange, 14 Vesey Street
 75% may remain Tax Exempt Lots 25 x 100
 on mortgage Restricted Neighborhood
Send for particulars to
J. CLARENCE DAVIES, 149th St. and 3rd Ave., New York
JOSEPH P. DAY, 67 Liberty Street
Agents and Auctioneers.

pointed. Moderate rentals. Excellent bathing facilities and convenient to many golf courses. Brokers protected.

ALBERT B. ASHFORTH, INC., Agents
12 East 44th Street, New York City
Murray Hill 1100

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

PLEASANTVILLE, N. Y.

rooms, 100x175.....	\$9,500
3 rooms, 2 acres.....	5,000
Dungelow, 7 rooms.....	2,800

GEORGE P. ARCHER,
REAL ESTATE.
19 East 43d St. Vanderbilt 5084.

New Jersey—Sale or Rent.

Another Servantless House

BUSINESS PLACES TO LET.

Above 14th St. to 30th St. (inclusive).
East River to North River.

**THE
BORDEN
BUILDING**



23 Stories
Madison Avenue
at 45th Street

STORE

with additional space on the second floor if desired.

NEARLY 1,000 FEET

One entire floor in the tower and a

vestigate. P. D. WORCESTER, Suite 1315,
170 Broadway, N.Y.C. Tel. 1222 Cortlandt.

MORGAN
THREE-ROOM furnished bungalow at Mor-
gan, N. J. Inquire W. F. HARTMAN,
Morgan, N. J.

MOUNTAIN LAKES, N. J.
Gentleman's modern place, 10 rooms, 5
bathrooms, garage, living quarters; stalls for
horses; 2½ acre plot; best location; price
\$35,000. Free and clear; will trade. ARNOLD
T. GHEGAN, 180 Montague st., Brooklyn.

MONTCLAIR PROPERTIES
FRANK HUGHES COMPANY
CHAS. K. KEEVEY, MILLBURN, N. J.
Homes from \$7,500 to \$150,000.
Maplewood - Short Hills - Summit.

RUTHERFORD REALTY BARGAINS.
EDW. S. BROWN, Slater Bldg., Rutherford.
HUGHES K. COMPANY - Montclair Homes.
Opp. Lackawanna. Phone 4616.

FACTORIES FOR SALE OR RENT.
NEW FACTORIES

limited number of
smaller offices still
available for im-
mediate occupancy.

BRADY & BOWMAN, Inc.
Agents
350 Madison Ave.
Vanderbilt 7403

OFFICES
new T-story
GALVIN BLDG.

one new story brick building, modern construction, 7x21 ft. Bound Brook, N. J.; four railroads, all improvements, sliding; re-estimated; see for lease.

DIEDER BROTHERS, BOUND BROOK, N. J.

LONG ISLAND CITY
Lots near 100th Street, Queens, N. Y.,
ROMAN CANTON COMPANY.
Bridge Plaza
LONG ISLAND CITY

FACTORIES & SITES 354 ROAD NE,
NEWARK, N. J. EST'D 1844.
E. E. Bond & Co., Inc.

BUSINESS PLACES TO LET.
From Battery to 14th St., Inclusive.

79 5th AVE.
STUDIO ON ROOF — 1320 FEET.
Suitable for Photographer, Jeweler,
or kindred line.
MAX N. NATANSON, 170 Broadway.

STUDIOS

254 West 53d St., at Broadway
LOW RENTS
Apply to
JOHN H. SCHIER
On Premises Circle 9050-1
Or Your Own Broker

PENN. TERMINAL BLDG.
SEVENTH AVE., 30TH TO 31ST ST.
17TH FLOOR
29,000 SQ. FT. Will Divide.
Excellent Light and Views.
OFFICES & STORES.
MODERATE RENTALS.

APARTMENTS — UNFURNISHED
Above 38th St.—39th St., to North River
204 WEST 86TH STREET
B ROOMS AND BATH, ELEVATOR

STUDIOS
COMMERCIAL WORK
\$40-\$75 Monthly
Natural and north light, suitable artists, writers, etc.; central location, near Greenwich Village.

127 University Place
Cor. 14th St. Avail. on Premises.
Above 14th St. to 29th St. (Inclusiv)
East River to North River.

WAREHOUSE RAILROAD SITING
123,000 sq. ft. consolidated, cleared, built-up area, 400'x150'x150', 15, 7 & 9 on West 27th St., near 14th Ave.; now occupied by John Hammer, a retail furniture emporium.
Immediate possession.
J. Osgood, Pell & Co., 317 W. 46th St., Tel. Vanderbilt 4631 St.


4 x 140
ALL LIGHT LOFTS
Light four sides, twenty windows; large freight elevator; electricity, steam heat; \$25.00 to \$5,000.00 ft. in possession, 307-200 East 39th St. 2724 Academy.

42nd St. 511 West
Five Minutes from Broadway

NEAR B'WAY. RENT \$1,300.
ARTHUR L. SHAW
4832 B'WAY.
Borough of Bronx.

3-4 ROOMS
199th St. and Valentine Ave.
Lucc. & Jerome Aves. Sub. 6th & 9th Av.
Moderate rental. Agent on Premises.

Long Island.
Forest Hills Gardens, L. I.
Splendid new elevator housekeeping Apartments.
3 and 4 Rooms
Tennis. Plac. Appl.
BY STATION
15 minute bus electric train to 34th St.



Modern Fireproof Loft Building.
Eighth Floor Lofts, 36-108, Forestman.
2 Elevators, High ceiling, Daylight, \$4,100
M. M. HAYWARD & CO., 2840 Broadway.

DESIRABLE STORE
\$16,000, with basement space,
508 Third Ave., near 50th St.

 Penn. Battle
Tel. Ruyavvan
0545.

GUYON J. C. EARLE, 350 3th Ave.
Corner 34th St., N. Y.
Telephone FItz Roy 6011.

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SALESMAN. We have an opening for a
active, energetic, and reliable person broken
commission basis. Houghton Company, 17
W. 72d st. Phone Columbus 280.

121-123 COLUMBIA ST. COOPERATION.
50 East 42d st., cor. Madison ave.
Above 14th St. to 59th St. (Inclusive).
East River to North River.

A BARGAIN. 21st st., between 8th and 9th
ave.; five story triple flat, 254,000; excellent
condition; price \$235,000; rental \$4,000; terms
want offer must be paid to close caters
H. V. MEAD & CO., 397 8th st.

**WILL BUILD 2 story, 50 by 92, to suit tenant
security required; principals only: East
Side, vicinity 240 E. 14th St., 240 E. 18th
st. Telephone 22755 Suiteant.**

652 EIGHTH AVE., adjoining 54th St.—
\$2,500. Call 6-1234. 60
5700 PEABODY AVE., 340 Madison St.—
\$2,500. Call 6-1234. 60
56 EAST 45th St.—Four story, with four story
basement, attractive, large, bright, modern
day afternoon. JOSEPH ABRAMSON, 40 W.
40th St., Bryant 4094.

Above 50th St.—5th Av. to East River.

EAST 61ST.—Four story private residence
price \$21,500. Murray Hill 4638.

5700 PEABODY AVE., 340 Madison St.—
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SELECT LIST of extra wide dwellings.
To Sale. J. A. CASSIDY, 206 Broadway, Tel.
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5700 EAST 16th ST.—Five story apartment
building, 221,000 sq. ft. Call 6-1234. 60
5700 PEABODY AVE., 340 Madison St.—
\$2,500. Call 6-1234. 60
5700 EAST 16th ST.—Five story real-
estate office building, immediate pos-
session. Attractive, large, bright, modern.
Call on brokers. JOSEPH ABRAMSON,
40 W. 40th St., Bryant 4094.

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sion. Immediate possession. Attractive pri-
vate residence. Call on brokers. JOSEPH
ABRAMSON, 40 W. 40th St., Bryant 4094.

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AMSTERDAM AVE. (16th St.)—Modern

family wagon-up, with stores, for sale; in
vestment of \$2,000 offers unusual
N. 13th Herald, Herald sq.

561 1/2 ft. lot, story and basement
18x100; possession arranged JOSEPH
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West of 8th Av.

OPPORTUNITY to purchase one of the best
constructed and located residences of
Washington Heights; all modern improve-
ments. Call E. Wagner, 630 Westfield at
Westfield, N. J.

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McLACHLIN BROS. REAL ESTATE,
129 1/2 285 Flatbush av., Brooklyn, Tel. 7-1070

RIPPS for improvement 180 feet on Kings-
bridge road at Sedgwick av. \$30,000.
Call D. & J. W. West Fordham
road. Phone 6214 Fordham.

Borough of Brooklyn—Sale or Rent.

HENRY S. MOTT CO., city, country real
estate, 285 Flatbush av., Brooklyn, Tel.
line 4358.

RIDGEWOOD—Two story frame corner
lot, 100 ft. front, 100 ft. apart.

BERLINBACH 1092 Greene av. Bklyn.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

CEDARHURST, L. I.—Big bargain; for sale new stucco corner house, six bedroom three tiled bathrooms, sun parlor, large porch, large garage, central heating, \$12,500; all modern improvements. Room 800, 120 West 42d St., Telephone 10-1234. **BRAY 6273** or 10654 Far Rockaway.

FOREST HILLS GARDENS, L. I.—Close to Oyster Bay. 2 and 3 bedrooms, 2 and 3 1/2 and 4 rooms; housekeeping; 2 Otis elevators; central service. **JUST COMPLETED.**
New, splendid Tennis Place Apartments to Penn. Sta., 34th St., 7th Ave., N. Y. C. **NEW**
Apply on premises or phone Boulevard 6345.

GUYTON L. C. 424th St., **FLOR AGENT,**
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FREEPORT—Two new Dutch Colonial style homes, 4 bedrooms, 2 1/2 bathrooms, sun rooms and bath, extra lavatory, open fire place, sun parlor, brick porches; cement sidewalks, large garage, central heating, convenient for commuting; finest construction and material throughout. Investment prices \$12,500 and \$14,500; terms. **GATTE & SONS, Builders,** 35 Railroad Ave. Freeport.

[illegible]

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IN LAWRENCE PARK, BRONXVILLE.
A NEW HOME, delightfully situated on hillside, among fine old trees; convenient to schools, churches, shopping centers, bath, garage, plot 100x100, known by appointment to Mr. J. H. SWALLOW & PLATT, INC.,
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OWNERS' OFFER: A beautiful home, with
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ONE hour out, 500 acres, high elevation;
houses with barns; large lawns;
country life; excellent schools; near city;
first class location camp, institution, estate,
\$30,000. Tel. 7-1185
MAN, Havertown.

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LADO & NICHOLS.
Tel. 1219 Greenwich, Conn.
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ANOTHER bargain! well out price 20 per cent to state highway, first-class property, consisting of dairy Dutch Colonial house of roomy proportions, every improvement, and 1-3 acre plot, with fine lawn and garden; easy commuting distance out to shore; call for particulars.

NUNY. at elevation of 800 feet; no more than \$25,000. Call for prospectus. **PALM BEACH, FLA.,** 20 acres, 600 ft. frontage, 100 ft. deep, on easy terms, secure title and cash price, \$1,000 can remain on first mortgage. **Call Mr. HERRICK, 200 Broadway, New York City.**

ATLANTIC HIGHLANDS—Attractively sited, 2 1/2 acre terrace overlooking Shrewsbury; improvements: large garage; \$10,000. Call Mr. HERRICK, 200 Broadway, New York City.

ASHUTLEY PARK, Crown Grove, Ashland, Kentucky. **Fairly—Summer cottages, hotel, swimming pool, tennis courts, etc. Call Mr. JONES, 170 Madison Ave., New York City.**

EIGHT rooms, all improvements; flower gardens, lawn, sidewalk; easy cash payment. **Call Mr. HERRICK, 200 Broadway, New York City. \$50,000, half cash, balance term mortgage from Dr. Morris Pines.**

WATERFRONT, COLUMBIA AND COUNTY HOMES. WRITE FOR AFFIDAVIT OF TITLE. **Call Mr. DEL DUCA, BERKELEY HEIGHTS, N. J.**

MONMOUTH BEACH, N. J. Will rent or sell, on easy terms, cottage, swimming pool, tennis court. **Call GHO. NEUMAN, 522 Fifth Avenue, New York City.**

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VIRGINIA, 120 acres, 2 miles from Hopewell near industrial city, employing many thousands; splendid hunting and sports opportunities must have cash. Owner, **JEP.PETERSON, Hot Springsburg, Va.**

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